

SANTINI MARINA PLAZA

7205 ESTERO BOULEVARD
FORT MYERS BEACH, FL 33931

FOR LEASE

RETAIL /
COMMERCIAL
SPACE



PROPERTY OVERVIEW

LEASE RATE

\$45.00 PSF +
\$11.00 PSF CAM

AVAILABILITY

D460: 2,225± SF

ZONING

C1 - Commercial
(Santini Zoning District)

AVAILABLE
2,225 SF

SANTINI MARINA PLAZA at 7205 Estero Blvd is a premier 72,918± SF retail and social hub serving as the primary commercial destination for South Fort Myers Beach. Reconstructed and renovated in 2024, the plaza features high-visibility frontage, 4.03/1,000 SF parking, and immediate availability for a prime 2,225± SF end-cap suite. Come join Surf Style, Ace Hardware, Bad Ass Coffee and other local favorite tenants.

PRIME LOCATION & DEMOGRAPHICS

- **South-end Destination:** Primary shopping and dining destination serving the island's densest residential zone
- **Captive Customer Base:** Surrounded by thousands of high-end waterfront condos, timeshares, and vacation rentals
- **Built-in Foot Traffic:** Positioned directly adjacent to high rise waterfront condos, full-service marinas and hospitality destinations

EXCEPTIONAL PROPERTY FEATURES

- **High-visibility End-cap:** Remaining 2,225± SF space sits in a high-traffic focal point within the plaza
- **Abundant Natural Light:** Expansive wrap-around storefront windows provide premium product display opportunities
- **Ample Parking:** Features one of the largest dedicated parking lots on the island, ensuring hassle-free customer access

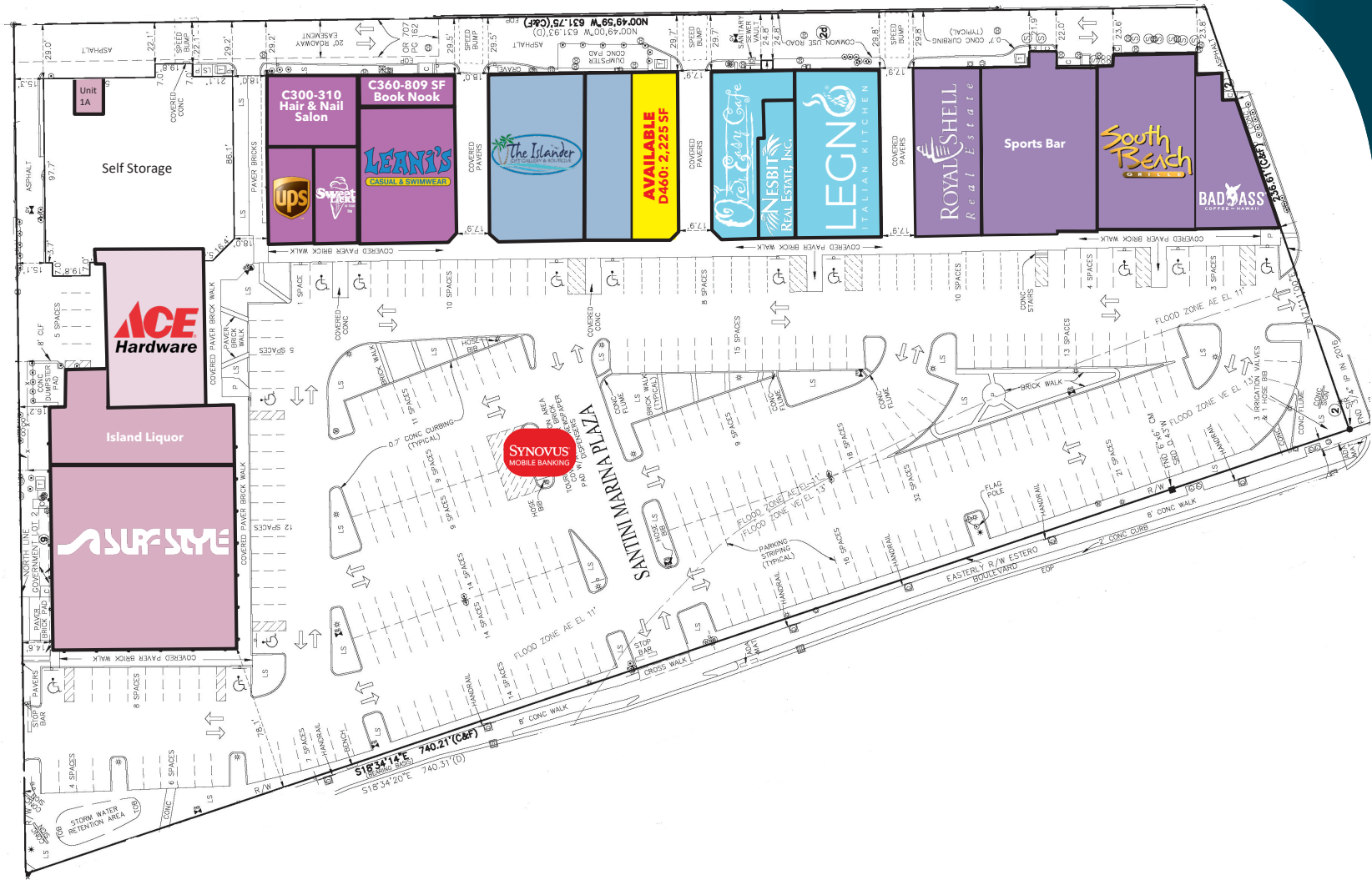
VIBRANT CO-TENANCY & SYNERGY

- **Diverse Draw:** Established mix of popular tenants such as Legno Restaurant, SurfStyle, Leani's, The Islander, Ace Hardware and Bad Ass Coffee
- **All-day Traffic:** The tenant mix ensures steady consumer visits from morning coffee runs to upscale dinners
- **Community Anchor:** Hosts highly attended seasonal events, farmers markets, and local gatherings

CENTER LAYOUT

AVAILABILITY

SUITE	D460
SIZE (SF)	2,225
LEASE RATE (PSF)	\$45.00
MONTHLY BASE RENT	\$8,343.75
CAM (PSF)	\$11.00
MONTHLY CAM	\$2,039.58
TOTAL MONTHLY RENT	\$10,383.33



AREA VIEWS

- Prominent corner location with excellent visibility along Estero Boulevard
- Convenient access via three ingress/egress points
- Located on the south end of Fort Myers Beach near major resorts, marinas, and residential communities



LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION			
	2,714	4,375	15,481
HOUSEHOLDS			
	1,616	2,525	8,578
MEDIAN HOUSEHOLD INCOME			
	\$113,724	\$104,190	\$114,135
AVERAGE HOUSEHOLD INCOME			
	\$175,217	\$168,725	\$179,640
TRAFFIC COUNTS			
VOLUME (AADT)	YEAR		
5,700	2025		



SANTINI MARINA PLAZA

7205

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